

**ALEX SCOTT
AND STAFF**

Est. 1886

STATEMENT OF INFORMATION

5 MANIKATO DRIVE, DROUIN, VIC 3818

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT WARRAGUL, PHONE: 0409423822

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

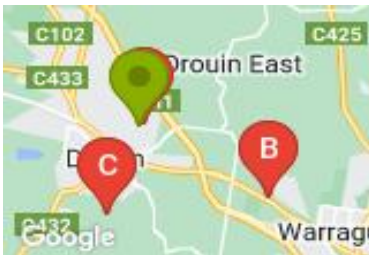
**5 MANIKATO DRIVE, DROUIN, VIC 3818**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$695,000**

Provided by: Alan Steenholdt, Alex Scott Warragul

MEDIAN SALE PRICE

**DROUIN, VIC, 3818**

Suburb Median Sale Price (House)

\$635,535

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**2 AJAX ST, DROUIN, VIC 3818**

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Sale Price

\$680,000

Sale Date: 03/12/2023

Distance from Property: 175m

**11 SANDSTOCK DR, WARRAGUL, VIC 3820**

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Sale Price

\$680,000

Sale Date: 17/11/2023

Distance from Property: 4km

**19 CINNAMON ST, DROUIN, VIC 3818**

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Sale Price

\$690,000

Sale Date: 04/12/2023

Distance from Property: 2.7km

**This report has been compiled on 24/04/2024 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au**

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

5 MANIKATO DRIVE, DROUIN, VIC 3818

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$695,000

Median sale price

Median price

\$635,535

Property type

House

Suburb

DROUIN

Period

01 April 2023 to 31 March 2024

Source

pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2 AJAX ST, DROUIN, VIC 3818	\$680,000	03/12/2023
11 SANDSTOCK DR, WARRAGUL, VIC 3820	\$680,000	17/11/2023
19 CINNAMON ST, DROUIN, VIC 3818	\$690,000	04/12/2023

This Statement of Information was prepared on:

24/04/2024